



County of Grande Prairie No. 1

September 27, 2016 Municipal Planning Commission

Date : Tuesday, September 27, 2016

Start time : 10:00 AM

Location : County of Grande Prairie No. 1 Administration Building

Minutes

Attendance

Attendance

Present were:

Chair:

- Leanne Beaupre
- Board Members:
- Corey Beck
- Harold Bulford
- Peter Harris
- Karen Rosvold
- Brock Smith

Absent:

- Ross Sutherland
- Bob Marshall
- Nick Lapp, Director of Planning

Staff:

- Dale Van Volkingburgh, Director of Public Works
- Matthew Konowalchuk, Senior Planner
- Jeremy Dela Cruz, Planner
- Yasmin Aidun, Planner
- Gordon Halliday, Planning Compliance Officer

Recording Secretaries

- Janice Canning
- Donna Mann

Adoption Of Agenda

Resolution #MP20160927.1001

MOVED BY P. HARRIS that the agenda for the September 27, 2016 Municipal Planning Commission (2016/09/27) be approved as presented.

Carried

Minutes Approval

Resolution #MP20160927.1002

MOVED BY K. ROSVOLD that the minutes for September 13, 2016 Municipal Planning Commission (2016/09/13) be approved as presented.

Carried

**PT. SW-1-70-12-W6/
NICOLE SILVANIUK/
VELOCITY
GEOMATICS/ FILE NO.
PLSUB20160450**
(SUBDIVISION APPLICATIONS)
(Issue #20160921001)

Chris Chaisson from Velocity Geomatics was present to represent the application.

Yasmin Aidun presented the application to subdivide one 1 lot of 4.95 hectares (12.24 acres) farmstead separation within SW-1-70-12-W6M. The portion of land is currently zoned as Agricultural (AG) District. Staff recommended approval, based on the following conditions:

- a) the premise that the parcel of land to be created is suitable for the proposed use and fulfills the criteria identified in Section 7 of the Subdivision and Development Regulation provided all conditions are attached, and
- b) no objections have been received from adjacent landowners.

The approval is subject to:

1. All outstanding taxes to be paid in full.
2. Applicant to provide 5.03 meters road widening, by caveat, off the south boundary of the quarter section continuing along the northern boundary of Road Plan 902 2263 as per Section 662 of the Municipal Government Act.
3. Final survey to include a 10m x 10m corner cutoff at the southwest corner of the quarter section.

Resolution #MP20160927.1003

MOVED BY P. HARRIS that the application to subdivide one 1 lot of 4.95 hectares (12.24 acres) farmstead separation within SW-1-70-12-W6M be approved, based on the following conditions:

- a) the premise that the parcel of land to be created is suitable for the proposed use and fulfills the criteria identified in Section 7 of the Subdivision and Development Regulation provided all conditions are attached, and
- b) no objections have been received from adjacent landowners.

The approval is subject to:

1. All outstanding taxes to be paid in full.
2. Applicant to provide 5.03 metres road widening, by caveat, off the south boundary of the quarter section continuing along the northern boundary of Road Plan 902 2263 as per Section 662 of the Municipal Government Act.
3. Final survey to include a 10m x 10m corner cutoff at the southwest corner of the quarter section.

Carried

**PT. SW-4-74-3-W6/
DAVID GLEN
CAMPBELL/ FILE NO.
PLSUB20160448**
(SUBDIVISION APPLICATIONS)
(Issue #20160922010)

Chris Chiasson was in attendance on behalf of David Glen Campbell.

Yasmin Aidun presented the application to subdivide 6.410 Hectares (15.84 acres) for one 1 lot within SW-4-74-3-W6M. The portion of land is currently zoned as as Urban Reserve (UR) District. Staff recommended approval, based on the following conditions:

- a) the premise that the parcel of land to be created is suitable for the proposed use and fulfills the criteria identified in Section 7 of the Subdivision and Development Regulation provided all conditions are attached, and
- b) no objections have been received from adjacent landowners.

The Approval is subject to:

1. All outstanding taxes to be paid in full.
2. Applicant to provide an internal subdivision road (as indicated on the submitted site plan) along the southern boundary of the proposed parcel and provide access to the proposed lot from the internal subdivision road to the satisfaction of the County of Grande Prairie and in accordance with Rural Servicing Standards for Subdivisions and Road Construction.
3. Municipal reserve to be deferred to the balance of the quarter section.
4. Applicant to provide 5.03 meters road widening, by survey, off the west boundary of the quarter section as per Section 662 of the Municipal Government Act.

Resolution #MP20160927.1004

MOVED BY C. BECK that the application to subdivide **6.410** hectares (**15.84**) for one 1 lot within SW-4-74-3-W6M be approved, based on the following conditions:

- a) the premise that the parcel of land to be created is suitable for the proposed use and fulfills the criteria identified in Section 7 of the Subdivision and Development Regulation provided all conditions are attached, and
- b) no objections have been received from adjacent landowners.

The approval is subject to:

1. All outstanding taxes to be paid in full.
2. Applicant to provide an internal subdivision road (as indicated on the submitted site plan) along the southern boundary of the

proposed parcel and provide access to the proposed lot from the internal subdivision road to the satisfaction of the County of Grande Prairie and in accordance with Rural Servicing Standards for Subdivisions and Road Construction.

3. Municipal reserve to be deferred to the balance of the quarter section.
4. Applicant to provide 5.03 metres road widening, by survey, off the west boundary of the quarter section as per Section 662 of the Municipal Government Act.

Carried

**NE-9-73-5-W6/
BRIDGELAND
AGRIBUSINESS/
ANHYDROUS
AMMONIA STORAGE
FACILITY/
PLDEV20160475**

(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20160922008)

Derek Mizera from Bridgeland Agribusiness and Rob Holbrough from UFA was present to represent the application.

Jeremy Dela Cruz presented the Development Permit application for an Anhydrous Ammonia storage facility and truck storage within NE-9-73-5-W6M. Staff recommended approval, based on the following conditions:

1. The site is developed as per the site plan submitted.
2. The development conforms to the district requirements of the Agricultural (AG) District.
3. The applicant obtaining Safety Codes Permits to ensure the development complies with the Alberta Fire Code and Alberta Building Code. The applicant shall work with the County Planning and Development Department and the County Fire Department to ensure compliance with all Codes.
4. All outdoor lighting shall be located and arranged so that no direct rays of light are directed at any adjoining properties, interfere with the use and enjoyment of neighboring lands, or interfere with the effectiveness of any traffic control device. Outdoor site lighting fixtures shall be installed with the light directed and deflected away from public roads. These lighting fixtures shall not be more than 9.0 meters above finished grade.
5. All construction debris to be contained within an enclosed area by way of waste bins and/or temporary fencing to be prevented from blowing onto neighboring lands. All debris is to be removed from the site within one month of completion of construction. During the construction of the development works, the Developer, agents and contractors shall cause all work to be conducted diligently, in a workmanlike manner, according to the requirements and specifications of the County of Grande Prairie and so as to not cause more inconvenience to the other residents of the County than is necessary in the circumstances.
6. Applicant is to provide an Emergency Response Plan to the County of Grande Prairie that is to the satisfaction of the County Fire Department.
7. The Applicant to enter into an annual Road Use Agreement with the County of Grande Prairie No. 1 to the satisfaction of

the Public Works Department. The Annual Road Use Agreement includes the following, but is not limited to:

- Provision of dust control as required by Public Works;
- Road maintenance as required; and
- A preferred access route.

Resolution #MP20160927.1005

MOVED BY D. BEESTON that the Development Permit application for a Anhydrous Ammonia within NE-9-73-5-W6M be **REFUSED**, based on the following reasons:

- Negative impact on adjacent landowners; and
- Restrictive potential to future developments.

Carried

**SW-33-71-5-W6/
EASTLINK/
TELECOMMUNICATION
TOWER (90M),
FENCING/
PLDEV20160320**
(DEVELOPMENT PERMIT
APPLICATIONS)
(Issue #20160922001)

Jeremy Dela Cruz presented the Development Permit Application for a Telecommunication Tower (90 Meters) located within SW-33-71-5-W6M. Staff recommended approval, based on the following conditions:

1. The site is developed as per the site plan submitted which is to include Appendix A.
2. The development conforms to the district requirements of the Agricultural (AG) District.
3. All outdoor lighting shall be located and arranged so that no direct rays of light are directed at any adjoining properties, interfere with the use and enjoyment of neighboring lands, or interfere with the effectiveness of any traffic control device. Outdoor site lighting fixtures shall be installed with the light directed and deflected away from public roads. These lighting fixtures shall not be more than 9.0 meters above finished grade and shall include a dome feature which prevents light from affecting adjacent properties.
4. Communication towers are subject to approval from Industry Canada.
5. The applicant must obtain approval from Nav. Canada and Transport Canada.
6. All construction debris to be contained within an enclosed area by way of waste bins and/or temporary fencing to be prevented from blowing onto neighboring lands. All debris is to be removed from the site within one month of completion of construction. During the construction of the development works, the Developer, agents and contractors shall cause all work to be conducted diligently, in a workmanlike manner, according to the requirements and specifications of the County of Grande Prairie and so as to not cause more inconvenience to the other residents of the County than is necessary in the circumstances.
7. The Applicant to enter into an annual Road Use Agreement with the County of Grande Prairie No. 1 to the satisfaction of

the Public Works Department. The Annual Road Use Agreement includes the following, but is not limited to:

- Road maintenance as required.

Resolution #MP20160927.1006

MOVED BY B. SMITH that the Development Permit application for a Telecommunication Tower (90 Meters) located within SW-33-71-5-W6M be **TABLED** until the Municipal Planning Commission meeting scheduled for October 11, 2016 to allow the applicant the opportunity to be present.

Tabled

PLAN 0940484; BLOCK 2; LOT 1; PT. SW-27-71-7-W6/ SCOTT VINCENT/ TELECOMMUNICATION TOWER (30.5M)/ PLDEV20160461

(DEVELOPMENT PERMIT APPLICATIONS)
(Issue #20160922002)

Scott Vincent with Vincent Communication & Controls Ltd. was present to represent application.

Jeremy Dela Cruz presented the Development Permit Application for a Telecommunication Tower (30.5 Meters) located within, Plan 0940484; Block 2; Lot 1; Pt. SW-27-71-7-W6. Staff recommended approval, based on the following conditions:

1. The site is developed as per the site plan submitted.
2. The development conforms to the district requirements of the Country Residential (CR-4) District.
3. The applicant obtaining Safety Codes Permits to ensure the development complies with the Alberta Fire Code and Alberta Building Code. The applicant shall work with the County Planning and Development Department and the County Fire Department to ensure compliance with all Codes.
4. A Roadside Development Permit being obtained from Alberta Transportation.
5. Communication towers are subject to approval from Industry Canada.
6. The applicant must obtain approval from Transport Canada.
7. All outdoor lighting shall be located and arranged so that no direct rays of light are directed at any adjoining properties, interfere with the use and enjoyment of neighboring lands, or interfere with the effectiveness of any traffic control device. Outdoor site lighting fixtures shall be installed with the light directed and deflected away from public roads. These lighting fixtures shall not be more than 9.0 meters above finished grade and shall include a dome feature which prevents light from affecting adjacent properties.
8. All construction debris to be contained within an enclosed area by way of waste bins and/or temporary fencing to be prevented from blowing onto neighboring lands. All debris is to be removed from the site within one month of completion of construction. During the construction of the development works, the Developer, agents and contractors shall cause all work to be conducted diligently, in a workmanlike manner,

according to the requirements and specifications of the County of Grande Prairie and so as to not cause more inconvenience to the other residents of the County than is necessary in the circumstances.

Resolution #MP20160927.1007

MOVED BY P. HARRIS that the application for a Telecommunication Tower (30.5 Meters) be approved, based on the following conditions:

1. The site is developed as per the site plan submitted.
2. The development conforms to the district requirements of the Country Residential (CR-4) District.
3. The applicant obtaining Safety Codes Permits to ensure the development complies with the Alberta Fire Code and Alberta Building Code. The applicant shall work with the County Planning and Development Department and the County Fire Department to ensure compliance with all Codes.
4. A Roadside Development Permit being obtained from Alberta Transportation.
5. Communication towers are subject to approval from Industry Canada.
6. The applicant must obtain approval from Transport Canada.
7. All outdoor lighting shall be located and arranged so that no direct rays of light are directed at any adjoining properties, interfere with the use and enjoyment of neighboring lands, or interfere with the effectiveness of any traffic control device. Outdoor site lighting fixtures shall be installed with the light directed and deflected away from public roads. These lighting fixtures shall not be more than 9.0 meters above finished grade and shall include a dome feature which prevents light from affecting adjacent properties.
8. All construction debris to be contained within an enclosed area by way of waste bins and/or temporary fencing to be prevented from blowing onto neighboring lands. All debris is to be removed from the site within one month of completion of construction. During the construction of the development works, the Developer, agents and contractors shall cause all work to be conducted diligently, in a workmanlike manner, according to the requirements and specifications of the County of Grande Prairie and so as to not cause more inconvenience to the other residents of the County than is necessary in the circumstances.

Carried

**PLAN 0420115; BLOCK
1; LOT 1; PT.
SW-15-71-7-W6/
ELFRIEDE KOEHN,
DOROTHY & DANIEL**

Dorothy Merklin was present to represent application.

Jeremy Dela Cruz presented the Development Permit Application for a second residence. Staff recommended approval, based on the following conditions:

MELKLIN/ SECOND

RESIDENCE/

PLDEV20160492

(DEVELOPMENT PERMIT APPLICATIONS)

(Issue #20160920001)

1. The development conforms to the district requirements of the Country Industrial (CM) District.
2. More than one dwelling unit is allowed as per Section 3.4(b) of the Land Use Bylaw.
3. Approval is temporary for a period of three (3) years.

Resolution #MP20160927.1008

MOVED BY P. HARRIS that the Development Permit application for Second Residence be approved, based on the following conditions:

1. The development conforms to the district requirements of the Country Industrial (CM) District.
2. More than one dwelling unit is allowed as per Section 3.4(b) of the Land Use Bylaw.
3. Approval is temporary for a period of **five (5)** years.

Carried

PLAN 0928843; BLOCK 1; LOT 2; PT.

NW-29-71-8-W6 /

ROCKY & RUBY HEIN /

AGRICULTURAL

PURSUIT MAJOR/

PLDEV20160458

(DEVELOPMENT PERMIT APPLICATIONS)

(Issue #20160919006)

Ruby Hein with Hynsyt Management was present to represent application.

Jeremy Dela Cruz presented the Development Permit Application for an Agricultural Pursuit Major (12 Beef Cows, 4 Horses, 4 Sheep/Goats, 2 Pigs, and 50 Fowls). Staff recommended approval, based on the following conditions:

1. The development conforms to the district requirements of the Country Residential (CR-5) District.
2. The applicant is required to reapply if the scale exceeds beyond the scope of the approved development permit.

Resolution #MP20160927.1009

MOVED BY B. SMITH that the Development Permit application for an Agricultural Pursuit Major (12 Beef Cows, 4 Horses, 4 Sheep/Goats, 2 Pigs, and 50 Fowls) be approved, based on the following conditions:

1. The development conforms to the district requirements of the Country Residential (CR-5) District.
2. The applicant is required to reapply if the scale exceeds beyond the scope of the approved development permit.

Carried

Court
Application-County of
Grande Prairie vs Keith
Brian Janzen
(INFORMATION ITEMS)
(Issue #20160928008)

Gordon Halliday presented information on a Court application to apply to the Court for a Court Order with regard to the County of Grande Prairie vs Keith Brian Janzen.

Documentation included with the application is as follows:

The Affidavit in the name of Gordon Halliday on behalf of the County of Grande Prairie, including the Certificate of Title, relevant sections of the County of Grande Prairie's Land Use Bylaw No.2680, Notice of Violation, Subdivision and Development Appeal Board (SDAB) Refusal Notice, Appeal Refusal by Respondent, County of Grande Prairie Stop Order issued May 16, 2016, relevant sections of the Municipal Government Act, Stop Order appeal to SDAB, SDAB Decision Stop Order Upheld, and photographs taken on September 23, 2016.

A Court Order is required to ensure that the respondents immediately comply with the applicable requirements by removing all vehicles and vehicle parts from the lands other than the twelve (12) personal vehicles for personal use stored within the permitted shop located on the Lands. (Plan 9823854; Lot 1; Pt NE-4-71-6-W6).

Resolution #MP20160927.1010

MOVED BY P. HARRIS that Administration proceed with submitting the Court application and Affidavit to the Court.

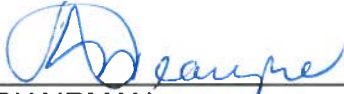
Carried

ADJOURNMENT

Resolution #MP20160927.1011

MOVED BY P. HARRIS that the meeting be adjourned at 11:52 am.

Carried



CHAIRMAN



RECORDING SECRETARY